046.0	0004	0023.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,500 /	826,500
					USE VALUE:	826,500 /	826,500
					ASSESSED:	826,500 /	826,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAN RICHARD H & ANN M/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	27 LEWIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWAN RICHARD H -
Owner 2:	SWAN ANN M -
Street 1:	27 LEWIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7963.000	299,400		527,100	826,500
Total Card	0.183	299,400		527,100	826,500
Total Parcel	0.183	299,400		527,100	826,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.34 /Parcel: 417.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 32958
GIS Ref:
GIS Ref:
Insp Date: 11/28/18

!3929!

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,400	0	7,963.	527,100	826,500		Year end	12/23/2021
2021	101	FV	290,300	0	7,963.	527,100	817,400		Year End Roll	12/10/2020
2020	101	FV	290,400	0	7,963.	527,100	817,500	817,500	Year End Roll	12/18/2019
2019	101	FV	229,700	0	7,963.	560,100	789,800	789,800	Year End Roll	1/3/2019
2018	101	FV	229,700	0	7,963.	408,500	638,200	638,200	Year End Roll	12/20/2017
2017	101	FV	229,700	0	7,963.	355,800	585,500	585,500	Year End Roll	1/3/2017
2016	101	FV	229,700	0	7,963.	303,100	532,800	532,800	Year End	1/4/2016
2015	101	FV	216,700	0	7,963.	296,500	513,200	513,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:48:02

LAST REV

Date	Time
04/09/19	15:13:20
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWAN RICHARD H,	68514-102		12/1/2016	Convenience	1	No	No		
	13877-167		1/1/1980		57,000	No	No		Y

USER DEFINED

Prior Id # 1:	32958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2006	428	Re-Roof	5,300					

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	MEAS&NOTICE	CC	Chris C
11/16/2008	Meas/Inspect	372	PATRIOT
4/21/2000	Inspected	263	PATRIOT
3/7/2000	Measured	263	PATRIOT
8/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7963		Sq. Ft.	Site		0	80.	0.83	1									527,112						527,100	

Total AC/HA:	0.18281	Total SF/SM:	7963	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	527,112	Spl Credit		Total:	527,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	3 - Asbestos		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23463249
Const Adj.:	0.98000199
Adj $ / SQ:	163.342
Other Features:	66800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433859
Depreciation:	134496
Depreciated Total:	299363

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

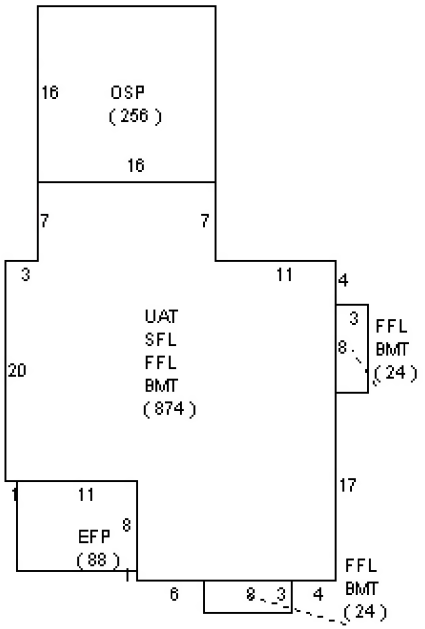
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.34
Special Features:	0	Val/Su Net:	91.25
Final Total:	299400	Val/Su SzAd	166.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	922	52.140	48,072
FFL	First Floor	922	163.340	150,602
SFL	Second Floor	874	163.340	142,761
OSP	Screen Porch	256	24.740	6,332
UAT	Upper Attic	219	65.340	14,276
EFP	Enclos Porch	88	57.000	5,016

Net Sketched Area:	3,281	Total:	367,059
Size Ad	1796	Gross Area	3936	FinArea	1980
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	